

## ***RESOLUTION No. 2011-2972***

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**A RESOLUTION INITIATING A ZONE CHANGE FROM R-3 (HIGH DENSITY RESIDENTIAL) TO C-3 (CENTRAL BUSINESS DISTRICT) AND A COMPREHENSIVE PLAN AMENDMENT FROM HDR (HIGH DENSITY RESIDENTIAL) TO PQ (PUBLIC/QUASI-PUBLIC) FOR THE PUBLIC SAFETY BUILDING PROPERTY, TAX LOT 3219AB-18000, AND INITIATING A ZONE CHANGE FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO C-3 (CENTRAL BUSINESS DISTRICT) FOR THE AREA INCLUDING THE NEWBERG THRIFT SHOP AND CITY PARKING LOTS, TAX LOTS 3219AC-500, -400, -401, -300, -600, & -200, AND AUTHORIZING THE CITY MANAGER TO COMPLETE A PROPERTY LINE ADJUSTMENT AND PROPERTY CONSOLIDATIONS IN THAT SAME BLOCK OF TAX LOTS**

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### **RECITALS:**

1. The Newberg Community Hospital Auxiliary, owners and operators of the Newberg Thrift Shop, wish to expand their building located at 414 E Third Street, to better manage donations and increase the space for their merchandise. The Thrift Shop property is zoned R-2 (Medium Density Residential), which does not permit commercial retail activities. The current Thrift Shop is an existing non-conforming use in the R-2 zone, and the Development Code does not permit additions or enlargements of non-conforming uses. A solution to permit an addition to the existing Thrift Shop would be to change the zoning from R-2 to C-3 (Central Business District).
2. The Newberg Public Safety Building property is zoned R-3 (High Density Residential), which permits public & semi-public buildings but requires a 25-foot setback from property lines. The Public Safety Building does not meet these setbacks. The Public Safety Building property is adjacent to properties zoned C-3, which permits public & semi-public buildings without requiring the same 25-foot setback. A solution to bring the Public Safety Building into compliance with the Development Code standards would be to change the zoning from R-2 to C-3.
3. The City Council may pass a resolution to initiate a zone change for a small group of parcels through a Type III process. The zone change proposal would go to the Planning Commission for a recommendation to the City Council, then to the City Council for a final decision.
4. The current Thrift Shop building is built up to the southern property line; therefore, an addition would not be permitted that would cross the property line. The Thrift Shop building is on an island of grass surrounded by sidewalk and street in the front, and drive aisles and parking on the sides and rear. The city owns all of the adjacent parcels, including the grassy

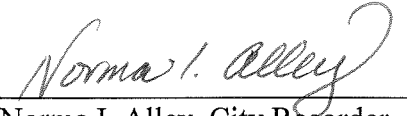
portion south of the existing Thrift Shop building. A portion of the Thrift Shop parcel includes the drive aisle to the City's Public Safety Building parking area. A solution to this issue is to do a lot line adjustment, shifting the northern and southern property lines further south so that the entire grassy area is included in one parcel for the Thrift Shop, and the drive aisle for the Public Safety Building is on a city owned parcel. In addition, the city may want to consider doing a lot line consolidation for the six adjacent parcels to remedy other property line building issues.

**THE CITY OF NEWBERG RESOLVES AS FOLLOWS:**


1. The City Council initiates a zone change proposal to change the zoning of Tax Lot 3219AB-18000 from R-3 (High Density Residential) to C-3 (Central Business District), and to change the zoning of Tax Lots 3219AC-500, -400, -401, -300, -600, & -200 from R-2 (Medium Density Residential) to C-3 (Central Business District).
2. The city manager is authorized to complete a property line adjustment with the Newberg Community Hospital Auxiliary to shift the northern and southern property lines further south to enclose the grassy area in one parcel.
3. The city manager is authorized to explore consolidation of city owned properties in that block to resolve existing property line building issues.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: October 4, 2011.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 3<sup>rd</sup> day of October, 2011.

  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 6<sup>th</sup> day of October, 2011.

  
Bob Andrews, Mayor